

**CITY OF SAN ANTONIO
PLANNING & DEVELOPMENT SERVICES D**



**Fee Waivers for Inner City
Reinvestment Infill Policy**



Planning & Development Services Department

Mission Statement:

To facilitate the orderly and safe development of our city through responsive customer service

BUILDING DEVELOPMENT FEES

BUILDING PLAN REVIEW AND PERMIT FEES

Residential Plan Review Fees

Valuation: \$0 - \$24,000	\$100.00
Valuation: \$24,001 - \$200,000	\$100.00 plus \$1.38/\$1000, or fraction thereof, over \$24,000
Valuation \$200,001 - \$1,000,000	\$342.88+\$0.72/\$1,000, or fraction thereof, over \$200,000
Valuation > \$1,000,000	\$918.88+\$0.17/\$1,000, or fraction thereof, over \$1,000,000

Landscape Plan Review

Base fee	\$27.50
Plus 11% of the Building Plan Review Fee	

Residential Permit Fees

Residential Building Permit Fees

Valuation: \$0-\$1,000	\$100.00
Valuation: \$1,001 - \$25,000	\$100.00+\$7.28/\$1,000, or fraction thereof, over \$1000
Valuation: \$25,001 - \$75,000	\$274.87+\$5.72/\$1,000, or fraction thereof, over \$25,000
Valuation > \$75,000	\$560.00+\$1.25/\$1,000, or fraction thereof, over \$75,000

Residential Fence Permit	\$25.00
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Residential Re-roof Permit	\$25.00
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COMMERCIAL CONSTRUCTION

Commercial Plan Review Fees

Valuation \$0 - \$1,000	\$100.00
Valuation \$1,001 - \$200,000	\$100.00+\$1.60/\$1,000, or fraction thereof, over \$1,000
Valuation \$200,001 - \$1,000,000	\$418.40+\$1.50/\$1,000, or fraction thereof, over \$200,000
Valuation \$1,000,001 - \$5,000,000	\$1,618.40+\$0.75/\$1,000, or fraction thereof, over \$1,000,000
Valuation > \$5,000,000	\$4,618.40+\$0.50/\$1,000, or fraction thereof, over \$5,000,000

Landscape Plan Review

Base fee	\$27.50
Plus 11% of the Building Plan Review Fee	

Commercial Irrigation Plan Review	\$100.00
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Commercial Swimming Pool Plan Review Fee	Based on Valuation
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Commercial Permit Fees

Valuation: \$0-\$1,000	\$100.00
Valuation: \$1,001 - \$25,000	\$100.00 + \$7.28/\$1,000, or fraction thereof, over \$1,000
Valuation: \$25,001 - \$75,000	\$274.87+ \$5.72/\$1,000, or fraction thereof, over \$25,000
Valuation: > 75,000	\$560.00 + \$2.00/\$1,000, or fraction thereof, over \$75,000

Commercial Fence (plus Plan Review Fee)

Based Upon Building Valuation

Commercial Re-Roof (plus Plan Review Fee when applicable)

Based Upon Building Valuation

Document Management Fee

\$1.31 for each plan sheet and \$0.14
for each legal size or smaller page

Median and Turn Land Review (Outside of Plat) per hour	\$100.00
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CERTIFICATE OF OCCUPANCY

Commercial

Commercial Certificate of Occupancy	\$200.00
Occupant Load Adjustment Fee per hour	\$100.00

DEMOLITION

Demolition Permit Fees

Residential - Demolition Permit	\$75.00
Commercial - Demolition Permit - Single-story	\$100.00
Commercial - Demolition Permit-2 - 3 stories	\$200.00
Commercial - Demolition Permit- >3 stories	\$650.00

ELECTRICAL

Electrical Inspection Fee

Electrical Inspection Permit Fee (Basic Fee)	\$50.00
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Service Rating

0-200 amps	\$3.25
201-600 amps	\$6.50
601-1000 amps	\$8.65
1001-2500 amps	\$10.80
Over 2500 amps	\$12.50

Temporary Meter Loop (TML)	\$2.15
Temporary on Permanent Set (TOPS)	\$2.15
Work with CPS	\$2.15

Gear Items

Switchboards up to 4 handles	\$10.25
Switchboards each additional handle	\$1.60
Panelboards/Loadcenters	\$4.85
Xmfr 1-50 kva	\$4.30
Xmfr over 50 kva	\$9.70
Safety Switch or Circuit Breaker 30 amps & over	\$1.10

Miscellaneous Items

Underground work per 100 linear ft	\$1.60
Outside overhead work per linear ft	\$1.60
Foundation/Concrete Encased Electrode	\$1.60
Controls/Low Voltage Systems over 50 volts	\$1.60
Commercial/Industrial Repair	\$9.75

Light Fixtures

HID Fixtures	\$1.60
Ceiling Fans	\$1.60
Fluorescent Fixtures/Ballast Retrofits	\$0.16
Sign Circuit	\$1.10

General Purpose Outlets/Devices/Equipment less than 1 hp	\$0.16
Dedicated Equipment/Appliance Outlets 20 amps and over	\$1.50

Motors

1-7.5 hp	\$2.15
7.5-25 hp	\$3.25
25-50 hp	\$8.10
Over 50 hp	\$10.80

UPS/Generator/Distributed Generation/Storage Batteries

1-5 kw	\$1.60
6-50 kw	\$3.25
51-300 kw	\$4.85
Over 301 kw	\$6.50

Temporary Wiring

Power/Lights (Per Every 10 outlets)	\$3.25
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Special Occupancies

Class 1, 2, or 3, of Article 500 (per each circuit)	\$1.00
Medical Equipment (MRI, X-Ray, Scanners, etc...) each circuit	\$1.00

Miscellaneous Electrical Permits

Reconnect Inspection	\$50.00
30 day Temporary Reconnect Fee	\$2.15
180 day Temporary Reconnect Fee	\$12.98

HEATING AND AIR CONDITIONING (MECHANICAL)

Heating and Air Conditioning (Mechanical) Inspection Fees and Limited Service

Repair Permits

Basic Heating and Air Conditioning (Mechanical) Permit (Basic Fee)	\$50.00
Residential (new systems) (includes inspection fee)	\$77.00
Each Additional System (includes inspection fee)	\$55.00
Roof-Top Unit (gas or electric)	\$15.85

Gas furnace; gas wall furnace; gas unit heater; gas radiant heater; gas boiler (steam); gas floor furnace; commercial gas dryer; gas boiler (hot water); gas duct heater (per each item)	\$9.60
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Condensing unit; condensing unit/heat pump; indoor condensing unit; cooling coil; commercial exhaust fan; condenser (no compressor); commercial electric dryer; fan coil unit; fan powered box; type II range hood (steam); chiller; absorption unit; reach-in cooler; wall mounted unit; make-up air; heat pump; refrigeration unit; air handler; electric furnace; electric unit heater; electric radiant heater; ventilation fan; variable air volume unit; type I range hood (grease); fume hood; cooling tower; walk-in cooler; icemaker (split system); evaporative cooler (refrigeration equipment); hot water coil; remote condensing unit; condenser (refrigeration equipment); ventilating fan (not on other permitted installation); hood served by mechanical exhaust (including ducts and makeup air systems); condensing unit (mobile homes and manufactured housing); any regulated device for which no specific fee is listed; replacement of any device which originally required a permit (per each item)	\$6.25
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Curtain Fire Damper; Smoke Damper; Duct Outlet; Ceiling Fire Damper; Smoke/Fire Damper (per each item)	\$2.00
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PLUMBING, GAS, SEWER

Plumbing, Gas, Sewer Permit Fees

Plumbing Inspection (Basic Fee)	\$50.00
Fixture; Roof Drain; Reverse Osmosis (per unit)	\$7.00
Grease Trap; Oil Separator; Sand Trap; Lint Trap; Neutralization Tank (or tank receiving discharge of liquid waste from fixtures); Drain, Appurtenance; Appliance	
0 – 500 gallons	\$12.00
>500 gallons	\$17.00

Water Heater, Vent (gas/electric)	\$8.00
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Back-flow Prevention Device

1/4" – 3/4"	\$15.00
1"	\$20.00
1 1/4"	\$45.00
1 1/2"	\$55.00
2"+	\$75.00

Water Softener	\$17.00
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Gas Inspection (Basic Fee)

1 – 5 openings (fee for each of the first five opening)	\$10.00
>5 openings (fee for each opening over five)	\$3.00

Gas Test

Extension (with 1 opening);	\$8.00
Replace Gas Line	\$8.00
Split Meter	\$8.00
Move Meter	\$8.00
Butane Conversion	\$8.00

Reclaim Water Line Openings Inspection

1 – 4 openings (flat fee)	\$40.00
>4 openings (fee for each opening over four)	\$5.00

Underground Waterline

0 -100 ft	\$10.00
101 – 250 ft	\$15.00
251 – 500 ft	\$25.00
501 – 1000 ft	\$45.00
1001 – 2000 ft	\$75.00
2001 – 3000 ft	\$100.00
Over 3001 ft (plus additional \$25 for each 200 ft or part thereof over 3001 ft)	\$125.00

Sewer Inspection (Basic Fee)

0 – 60 ft	\$10.00
61 – 150 ft	\$20.00
151 – 300 ft	\$35.00
301 – 500 ft	\$50.00
501 – 750 ft	\$70.00
751 – 1,000 ft	\$110.00
>1,000 ft	\$125.00
plus for each additional 150 ft	\$20.00

<u>Medical Gas Inspection (Basic Fee)</u>	\$50.00
(oxygen – O ₂ ; nitrous oxide – N ₂ O; medical compress air – MedAir Nitrogen – N ₂ ; vacuum – Vac; carbon dioxide – CO ₂ ; helium – He)	
1 – 5 openings (flat fee)	\$13.00
>5 openings (fee for each opening over five)	\$3.00

Lawn Sprinkler System

Irrigation System Inspection Fee	\$50.00
Residential Landscape Irrigation System Permit Fee	\$50.00
Commercial Landscape Irrigation System Permit Fee	\$100.00

SIDEWALK

Sidewalk, Gutter, and Curb Fees

Curb (per linear foot)	\$0.15
Flatwork (per square feet)	\$0.15
Inspection for which no fee is specifically indicated (per hour, 2 hour minimum)	\$100.00

SIGN

Commercial Sign Permit Fee

1 – 32 sq. ft (first 32 sq. ft.)	\$10.80
>32 sq. ft. – Signs over 32 sq. ft. will be assessed an additional fee based on sq. ft.	\$0.22
Sign height fee for signs (per foot of height)	\$2.00
Preliminary Site Inspection	\$50.00

Electrical Sign Inspection Fee

Gas or Vacuum Tube	\$50.00
Incandescent Sign	\$10.80
	\$5.40
Plus number of sockets (each)	\$0.22
Sign height fee for signs (per foot of height)	\$2.00

On-premise Sign Inspection

1 – 32 sq. ft.	\$50.00
>32	\$10.80
Gas tube, electric	\$10.80 + \$0.22/sq.ft.
Incandescent	\$10.80
Height	\$5.40 + \$0.22/socket
	\$2.00/linear ft

SURCHARGES

Unless otherwise noted all Building Development fees are subject to an additional 3% Technological Improvement fee and 3% Development Services fee.

TREE PRESERVATION

Tree Plan Review Fee

Residential and Commercial Tree Plan Review	\$100.00
Tree Preservation Preliminary Plan Review (per hour, 1 hour minimum)	\$100.00

Residential Tree Permit Fees

Tree Permit (per lot with a maximum fee of \$2,000)	\$35.00
Tree Affidavit – Option 1 (No Protect Trees) (per lot with a max fee of \$1,000)	\$35.00
Tree Canopy Enhancement Fee (per acre with a max fee of \$2,000)	\$15.00

Commercial Tree Permit Fees

Tree Permit (per acre)	\$75.00
Tree Affidavit – Option 1 (No Protect Trees) (per acre with a max fee of \$2,000)	\$75.00
Tree Canopy Enhancement Fee (per acre)	\$25.00

LAND DEVELOPMENT FEES

MDP, POADP, PUD, MAOZ, MHPP

MDP/PUD/MAOZ/MHPP Plan Review	\$700.00
MDP/POADP/ PUD Notification	\$250.00
MDP/POADP/PUD Plan Amendment	\$500.00
MDP/POADP/PUD Validity Verification	\$500.00

Plan Amendment (per Amendment)	\$525.00
Plat & Plan Review (no fee is specifically indicated) per hour/ reviewer	\$100.00

Rights Determination

Homestead (1 lot or less than 3 acres)	\$200.00
Residential (over 1 lot or 3 acres or more) and Commercial Property	\$1,000.00
Rights Determination Appeal	\$500.00
Rights Determination Validation	\$250.00
Consent Agreement Rights Determination	\$500.00
Fair Notice (without Rights Determination)	\$500.00

Major Subdivision Plats Fees

Single-Family Development Base Fee	\$625.00
Plus a per lot	\$80.00
Non-Single-Family Development Base Fee	\$625.00
Plus a per Acre Fee	\$550.00
Per Lot Addressing Fee	\$5.00

Minor Subdivision Plats (not to exceed 4 lots)

All Fees include a per Lot Fee	\$80.00
Plus a flat fee based upon the number of acres	
0 – 3 acres	\$595.00
3.01 – 10 acres	\$805.00
10.01 – 20 acres	\$1,075.00
>20 acres (fee includes the below base and per acre fee, plus the lot fee)	
Base Fee	\$1,610.00
Plus per acre fee for each acre over 20	\$110.00

Miscellaneous Plat Fees

Plat Deferral Fee (per request)	\$500.00
Development Plats (per plat)	\$600.00
Amending Plat Fees to Eliminate a Lot Line	\$250.00

Amending Plat Fee	\$600.00
Replat Pubic Hearing	\$250.00
Replat with Notification (long public hearing)	\$600.00
Vacating Declaration (not in conjunction with replat)	\$350.00
BSL (Building Setback Line) Replat (excludes notification)	\$200.00
Plan (completeness) Review Fee (per review)	\$700.00
Complete filing fee	\$250.00

SURCHARGES

Unless otherwise noted all Land Development fees are subject to an additional 3% Technological Improvement fee and 3% Development Services fee.

TRAFFIC IMPACT ANALYSIS (TIA) STUDY

Traffic Impact Analysis - Level 1	\$400.00
Traffic Impact Analysis - Level 2	\$1,600.00
Traffic Impact Analysis - Level 3	\$1,800.00

ZONING

Zoning Commission and Council Fee:

0 – 0.5 acres	\$770.00
0.51 – 5 acres	\$1,725.00
5.01 – 10 acres	\$3,110.00
10.01 – 25 acres	\$5,500.00
>25 acres Base Fee	\$5,690.00
Plus per acreage charge for each acre over 25	\$110.00
Maximum Zoning Fee	\$11,500
Conditional Use	\$300.00
Master Plan Community District Fee	\$700.00
Non-Conforming Use Pre-Application/Research Fee (per request)	\$75.00
Non-Confirming use Registration Fee	\$75.00
Zoning Verification Letter Fee	\$150.00 per letter
Variance Verification Letter Fee	\$150.00 per letter
Non-Conforming Use Verification Letter Fee	\$150.00 per letter
Specific Use Authorization	\$500.00

ADDRESSING

Amendment Address Plat	\$50.00
Change of Address on Permits (per address)	\$50.00
Preliminary Plat Addressing Fee for Plat Requiring a Field Check	\$50.00
Preliminary Plat Addressing Fee to Address a Plat of 10 or More Lots (per plat)	\$50.00

NEIGHBORHOOD AND URBAN DESIGN

Certificate of Compliance (Commercial)	\$100.00
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